



BURR RIDGE ZONING ORDINANCE

SECTION VI RESIDENCE DISTRICTS

A. GENERAL REQUIREMENTS

1. Permitted Uses

No building or tract of land shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building or tract of land shall be located, with exception of the following:

- a. Uses lawfully established on the effective date of this Ordinance.
- b. Special uses as allowed in each district.

Uses already lawfully established on the effective date of this Ordinance and rendered nonconforming by the provisions thereof shall be subject to the regulations of Section XII.

2. Bulk Requirements

Bulk requirements shall be as specified under each zoning district as described herein, except as otherwise provided in Section XIII for a planned unit development. In addition, no building shall be converted so as to conflict with, or further conflict with, the bulk requirements of the district in which such building is located.

However, when recommended by the Plan Commission and approved by the Board of Trustees for the creation of new lots, lots of a lesser size will be permitted if the total number of lots does not exceed the number which would be possible if all lots were in compliance with the lot size requirements in the district in which they are located and, further, if the reduction in size is not more than 25 percent.

3. Yard Requirements and Open Space

- a. Yard requirements shall be as set forth under each zoning district, except as otherwise provided in Section XIII for a planned unit development. Required front, side, and rear yards shall be provided in accordance with the regulations hereinafter indicated and shall be unobstructed from the ground level to the sky, except as allowed in Section IV.I.
- b. All accessory buildings or structures which are attached to principal buildings (e.g., attached garages) shall comply with the yard requirements of the principal building.

4. Attached Garages – R-1, R-2I, and R-2A Districts

Accessory residential garages in the R-1, R-2, and R-2A Districts shall comply with the following:

- a. The combined floor area for all attached garages shall not exceed 1410 square feet or 35 percent of the floor area of the principle dwelling,



whichever is greater. For purposes of this subsection, floor area shall be defined as the floor area included in the calculation for floor area ratio.

- b. Any floor area of an attached garage in excess of 1,000 square feet shall be counted in computing the floor area for determining the floor area ratio permitted on a lot.

5. Attached Garages – R-2B, R-3, and (former) R-4 Districts

Accessory residential garages in the R-2B, R-3, and (former) R-4 Districts shall comply with the following: (Amended by Ordinance No. A-834-02-05)

- a. The combined floor area of all attached garages shall not exceed 1410 square feet and any area in excess of 1,000 square feet shall be counted in computing the floor area for determining the floor area ratio permitted on a lot.
- b. The number of garage doors for an attached garage shall be limited to any combination of single and double doors not to exceed a total of four with a double door counting as two doors. A single door is defined as a door not exceeding 10 feet in width and a double door is defined as a door exceeding 10 feet in width

6. Signs

Signs shall be allowed in Residence Districts in accordance with the regulations established in the Burr Ridge Municipal Code.

7. Off-Street Parking and Loading

Off-street parking and loading facilities, accessory to uses allowed in Residence Districts, shall be provided in accordance with the regulations established in Section XI.

8. Determining Floor Area Ratio

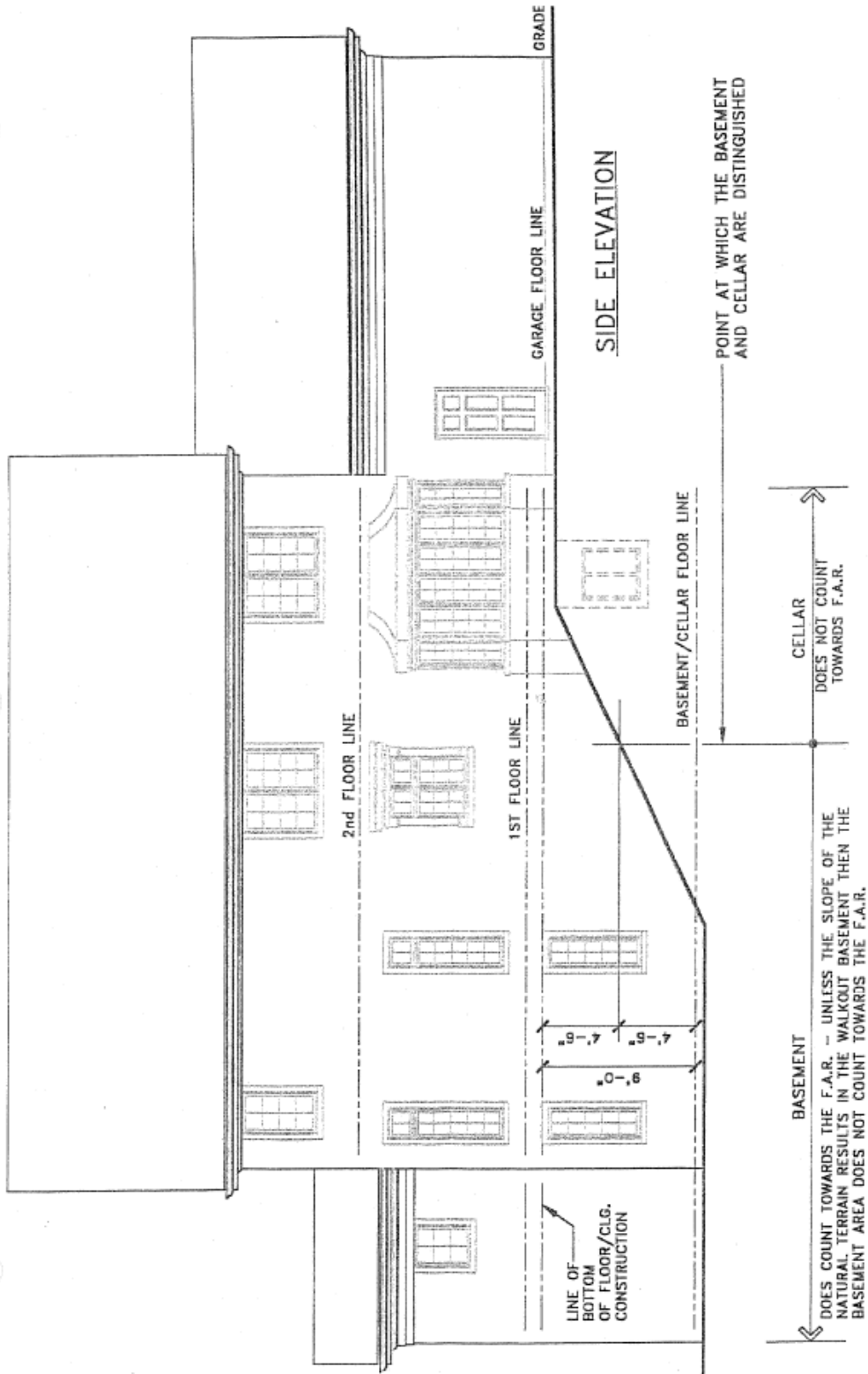
- a. Floor area ratio shall be determined by dividing the floor area by the gross land area of the lot or parcel. Floor area shall be determined as defined in section XIV herein and as described below.
- b. For purposes of determining the floor area ratio, the floor area shall be calculated as depicted in the attached Appendices XI-A, XI-B, XI-C, XI-D and including but not limited to the horizontal areas on each floor devoted to:
 - i. Elevator shafts and stairwells;
 - ii. Mechanical equipment, except if located on the roof, when either open or enclosed – i.e., bulkheads, water tanks, and cooling towers;
 - iii. Garages – if a garage is less than 1,000 square feet in area, it shall not be included in the floor area for determining the floor area ratio; but if a garage exceeds 1,000 square feet, then all that area of any garage in excess of 1,000 square feet shall be included;
 - iv. Interior balconies and mezzanines;
 - v. Enclosed porches.



- c. The horizontal area of a cellar floor and the horizontal area of attic space as defined in Section XIV.B herein, shall not be included in the floor area.
- d. Volume space such as cathedral ceilings and open staircases shall not be included in the floor area.
- e. Where the slope of the natural terrain results in a walkout basement, the horizontal area below the footprint of the floor above shall not be included in the floor area. (Added by Ord. A-834-4-02)

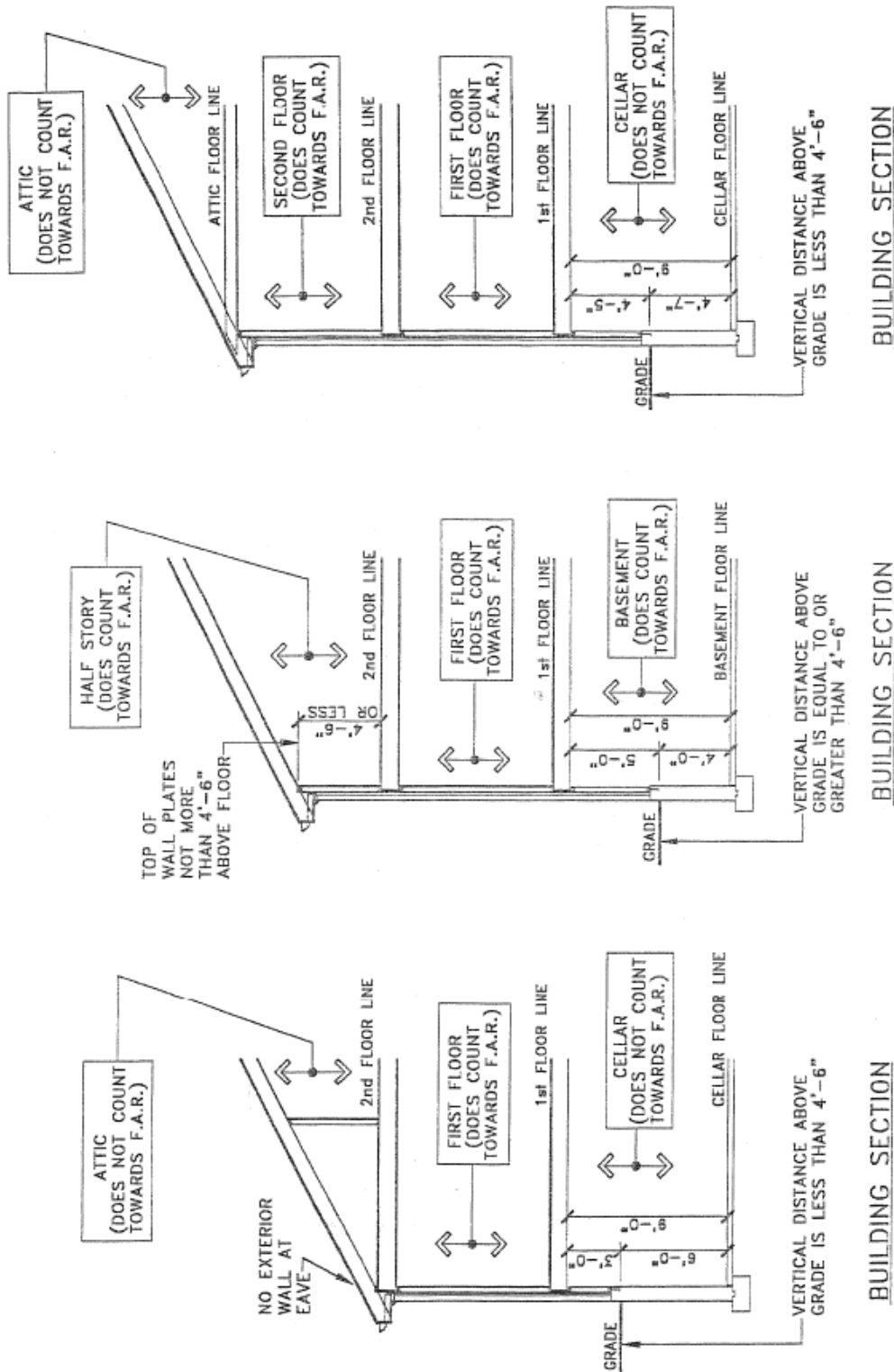


APPENDIX XI-3



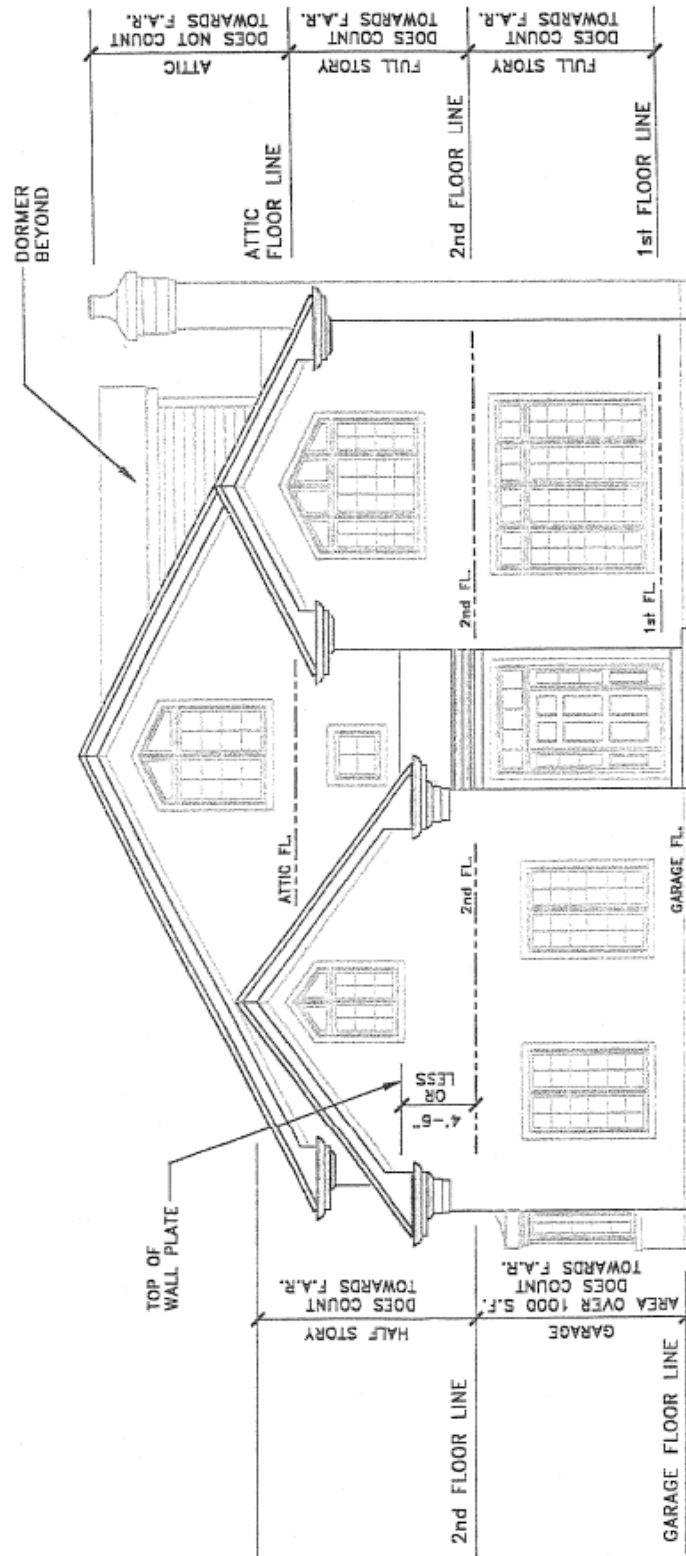
WALKOUT BASEMENT FLOOR AREA ON A SLOPING SITE

APPENDIX XI-A



BUILDING ELEMENTS AND THEIR RELATIONSHIP TO FLOOR AREA RATIO (F.A.R.)

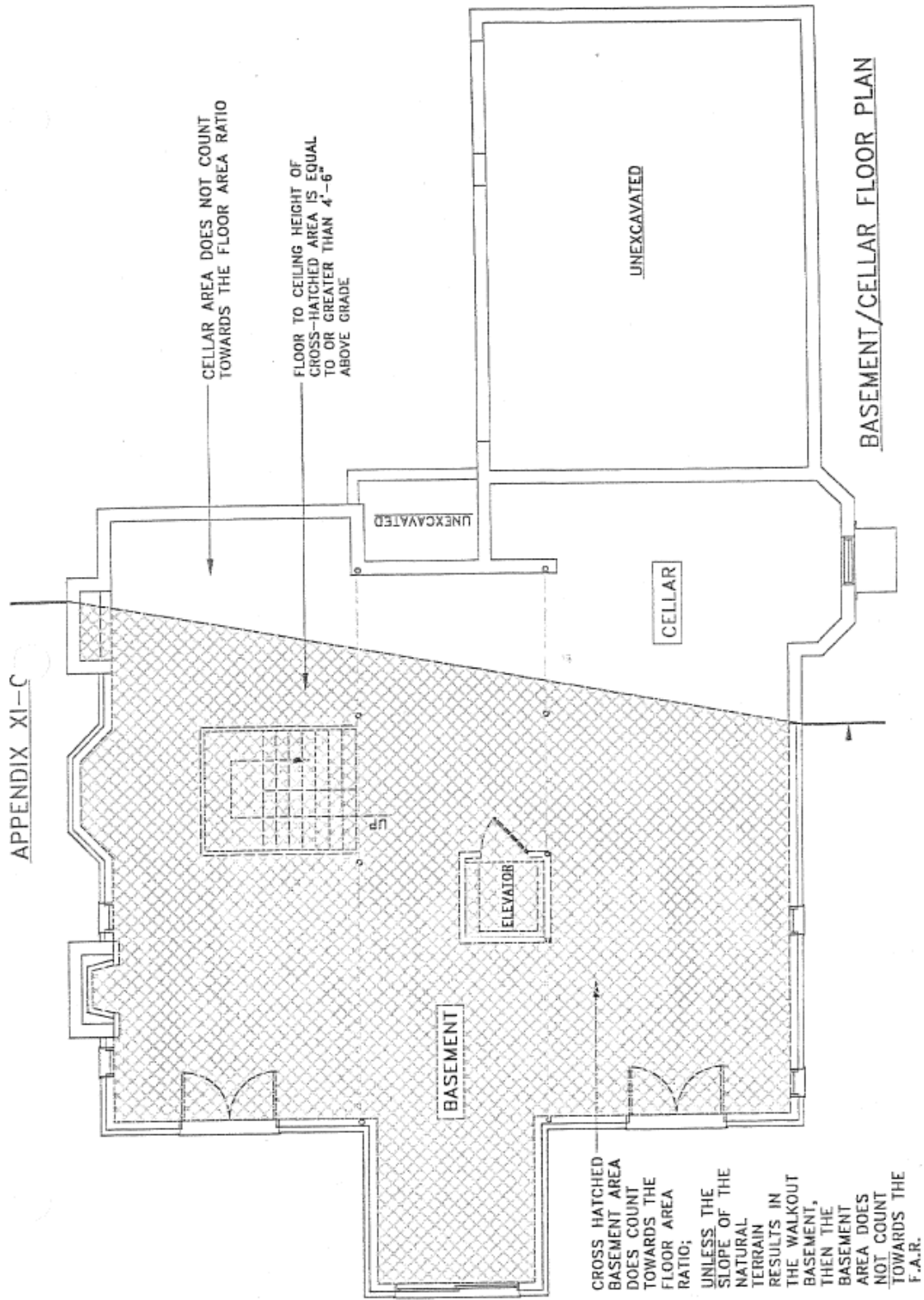
APPENDI XI-B



FRONT ELEVATION

BUILDING ELEMENTS AND THEIR RELATIONSHIP TO FLOOR AREA RATIO (F.A.R.)

APPENDIX XI-C



WALKOUT BASEMENT FLOOR AREA ON A SLOPING SITE